

# POWERLINE COMMERCE PARK

2105-2177 N POWERLINE ROAD, POMPANO BEACH, FL 33069

## PROPERTY SUMMARY

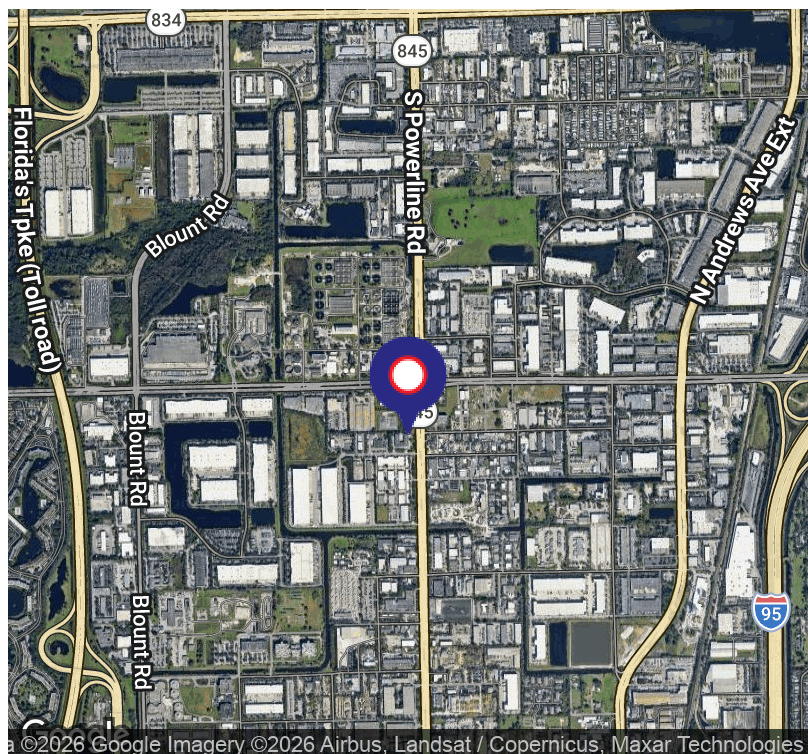


### PROPERTY DESCRIPTION

The Powerline Commerce Park is a 23,900 square foot small bay warehouse property and is located 1.5 miles west of the I-95 Expressway and 3 miles east of the Florida Turnpike. The property was built in 2002 and has frontage on Powerline Road near the intersection of Copans Road. The building has 20 foot tall ceilings, 3-phase electric heavy power availability, and hurricane impact upgrades. The roof is Twin-T concrete construction, and the unit sizes range from 1,200 square feet up to 2,700 square feet with office buildouts ranging from 20-30%. All the warehouse units are air conditioned and have grade level overhead doors. The property is zoned I-1 for Light Industrial.

### PROPERTY HIGHLIGHTS

- 100% Air-conditioned office/showrooms
- 20' Clear ceiling height
- Hurricane impact glass
- 1 mile west of I-95
- Frontage on Powerline Road



### NATALIE DELISLE

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FOR LEASE

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## ADDITIONAL PHOTOS



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